

Key: 600

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 688

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DEFUSCO ANNE 567 CORTLAND CIR CHESHIRE, CT 06410				11D-6-18				88 POND VIEW AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEFUSCO ANNE				03/28/2018	QS	775,000	31165-28				
KLEIN DAVID S				05/05/2017	O	515,000	30469-321				
ROMANO BARBARA J				03/27/1998	H	173,600	11317-64				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-412	12/14/2020	3	Renovations	5,500	04/28/2021	NF	100	100
20-131	10/27/2020	2	Additions	34,000	04/28/2021	NF	100	100
17-389	06/09/2017	3	Renovations	40,000	09/25/2017	APK	100	100
03-318	07/14/2003	99	n/a	7,500			100	100
SP02-73	08/08/2002	99	n/a				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,275	WC	1.00	100	1.00	100	1.00	R04	1.40		412,470

TOTAL	18,275 SF	ZONING	R20	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WEST CHATHAM	NOTE				LAND	412,500	343,700
Inf1	100		BUILDING	757,000	688,900			
Inf2	100		DETACHED	1,600	1,500			
			OTHER	0	0			
						TOTAL	1,171,100	1,034,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	2002	140	12.73	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	6/1/2021	EMZ
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,452	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	+	CRL	N	CRAWL SPACE	1,411		24.09	33,997
\$NLA(RCN)	\$347	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BAS AREA	1,048	1973	292.70	306,754
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	720	1959	292.71	210,748
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	684	1959	248.37	169,884
				FLOOR COVER	1	HARDWOOD	1.00	C	BMF	N	BSMT FINISH-SEP	357		130.32	46,524
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	721		70.08	50,527
				HEATING/COOL	9	WARM/COOL AIR	1.03	F11	O	FPL 1S 1OP	1			8,972.40	8,972
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1			12,451.20	12,451
								ODS	O	OUT DOOR SHWR-A	1			1,772.40	1,772

TOTAL RCN	850,529
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$757,000

